



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Adopt a resolution authorizing the City Manager to allocate a Public Benefits Program grant of \$25,000 for energy efficiency improvements for the LOEL Center's senior housing project (EUD)

**MEETING DATE:** December 17, 2003

**PREPARED BY:** Electric Utility Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution authorizing the City Manager to allocate a Public Benefits Program grant of \$25,000 for energy efficiency improvements for the LOEL Center's senior housing project.

**BACKGROUND INFORMATION:** The LOEL Center recently purchased a five-unit housing complex located on the northeast corner of Oak and Washington street (301 East Oak Street is the physical address of the complex). The LOEL Center intends to utilize the property for low-income senior housing, with tenants being able to move-in by the late spring of 2004. This will be the first time that the LOEL Center has provided housing for low-income seniors in our community.

As the five-unit housing complex is refurbished over the ensuing months, LOEL Center representatives have committed to installing numerous energy conservation measures to each of the five units, including: EnergyStar-compliant appliances (refrigerators, dishwashers, stacking clothes washers/dryers), ceiling fans, shade screens, door weather-stripping, energy efficient single-room air conditioners, upgraded attic insulation (for the three second-story units), and compact fluorescent lamps/lighting (both internal and external). Combined, these various energy efficiency improvements will reduce energy consumption by roughly 25 percent on a monthly basis per apartment unit (*Note: this estimate is based upon a comparison of standard installed equipment versus approved energy efficient equipment/materials as noted above*).

Electric Utility staff has had the opportunity to tour the property, and did provide LOEL Center representatives with the aforementioned list of energy efficiency recommendations. Although it is anticipated that the energy efficiency improvements will exceed \$25,000, should any Public Benefit funds remain after the retrofit is completed, those funds will be reallocated to Lodi's Public Benefits Program fund.

Electric Utility staff respectfully recommends approval of this grant as a qualifying component of the City of Lodi Public Benefits Program.

APPROVED:

Daniel Flynn, City Manager

Adopt a resolution authorizing the City Manager  
to allocate a Public Benefits Program grant of  
\$25,000 for energy efficiency improvements for  
the LOEL Center's senior housing project (EUD)  
December 17, 2003  
Page 2

**FUNDING:** 164605 Public Benefits (Category: Demand-side Management)

**Funding Approval:**

  
Vicky McAthie, Finance Director

  
Alan N. Vallow  
Electric Utility Director

**PREPARED BY: Rob Lechner, Manager of Customer Service & Programs**

ANV/RL/lst

cc: City Attorney

RESOLUTION NO. 2003-245

A RESOLUTION OF THE LODI CITY COUNCIL  
AUTHORIZING THE CITY MANAGER TO PROVIDE A  
PUBLIC BENEFITS PROGRAM GRANT TO LOEL  
CENTER'S SENIOR HOUSING PROJECT

---

WHEREAS, the state has mandated that beginning January 1, 1998, the City of Lodi is obligated to fund various programs through a Public Benefits Charge (PBC) based on an historical electric revenue requirement; and

WHEREAS, the requirement amounts to approximately \$1 million per year that must be dedicated to qualifying programs such as energy efficiency. A further stipulation is that these efforts must be done on the customer's side of the meter in order to qualify; and

WHEREAS, the LOEL Center recently purchased a five-unit housing complex located at 301 East Oak Street and intends to utilize the property for low-income senior housing; and

WHEREAS, Electric Utility staff has toured the property and has provided LOEL Center representatives with a list of energy efficiency recommendations, which include EnergyStar-compliant appliances (refrigerators, dishwashers, stacking clothes washers/dryers), ceiling fans, shade screens, door weather-stripping, energy efficient single-room air conditions, upgraded attic insulation for the second-story units, and compact fluorescent lamps/lighting both internal and external; and

WHEREAS, the Electric Utility Department recommends that the City provide a Public Benefits Program grant of \$25,000.00 to the LOEL Center as a qualifying component of the City of Lodi Public Benefits Program.

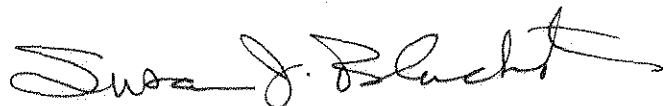
NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council hereby authorizes the City Manager to provide a Public Benefits Program Grant in the amount of \$25,000.00 to the LOEL Center's senior housing project.

Dated: December 17, 2003

---

I hereby certify that Resolution No. 2003-245 was passed and adopted by the Lodi City Council in a regular meeting held December 17, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, and Mayor Hansen  
NOES: COUNCIL MEMBERS – None  
ABSENT: COUNCIL MEMBERS – None  
ABSTAIN: COUNCIL MEMBERS – Land



SUSAN J. BLACKSTON  
City Clerk